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14 *Attorneys for Plaintiff/Counterdefendant, Christiana Trust, a Division of Wilmington Savings*
15 *Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3*

16 **IN THE UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 CHRISTIANA TRUST, a Division of
19 Wilmington Savings Fund Society, FSB, not in
20 its individual capacity but as Trustee of ARLP
21 Trust 3,

22 Plaintiff,

23 vs.

24 SFR INVESTMENTS POOL 1, LLC, a Nevada
25 limited liability company; THE PRESERVE
26 HOMEOWNERS ASSOCIATION, a Nevada
27 non-profit corporation; ALESSI & KOENIG,
28 LLC, a Nevada limited liability company; DOE
INDIVIDUALS I through X, inclusive; and
ROE CORPORATIONS I through X, inclusive,

Defendants.

AND RELATED CLAIMS.

Case No.: 2:16-cv-00684-GMN-CWH

**STIPULATION AND ORDER
REGARDING JULY 19, 2018
SETTLEMENT CONFERENCE**

Pursuant to Local Rules 7-1 and IA 6-2, Plaintiff, Christiana Trust, a Division of
Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP

1 Trust 3 (“Christiana Trust”), through its counsel of record, Matthew S. Carter, Esq., SFR
2 Investments Pool 1, LLC (“SFR”), through its counsel of record, Jacqueline A. Gilbert, Esq., and
3 The Preserve Homeowners Association (“HOA”), through its counsel of record David T. Ochoa,
4 Esq., submit this Stipulation and Order to continue the settlement conference in this matter to a
5 date after the conclusion of a Ninth Circuit settlement conference involving this case, currently
6 set for August 6, 2018.

7 The parties hereby stipulate as follows:

8 The property at issue in this matter, 479 North Sand Crane Circle, Sparks, Nevada 89436,
9 and its associated loan, are among the subjects of a multi-case settlement conference involving
10 SFR and Christiana Trust set for August 6, 2018, at 10:00 a.m. in Las Vegas, Nevada, with Ann
11 Julius, Circuit Mediator with the Ninth Circuit Court of Appeals, as the mediator (the “Ninth
12 Circuit settlement conference”).

13 The Ninth Circuit settlement conference was set so that SFR and the investors in the
14 subject loans, including this one, could mediate and explore the possibility settling multiple
15 lawsuits between them at once.

16 Because the Ninth Circuit settlement conference has the potential to resolve issues
17 between SFR and Christiana Trust in this case, it could also potentially resolve or simplify issues
18 between Christiana Trust and the HOA.

19 Accordingly, the parties hereby stipulate that the July 19, 2018 settlement conference in
20 this matter should be continued until after the conclusion of the Ninth Circuit settlement
21 conference.

22 The parties further stipulate that, within seven days of the conclusion of the Ninth Circuit
23 settlement conference, they will file a status report with this Court indicating what claims, if any,
24 remain to be litigated in this action. At that time, this Court may then re-schedule the settlement
25 conference in this case if it chooses to do so.
26
27
28

1 DATED this 12th day of July, 2018.

2 **KIM GILBERT EBRON**

3 /s/ Jacqueline A. Gilbert, Esq.

4 Diana Cline Ebron, Esq.

5 Nevada Bar No. 6033

6 Jacqueline A. Gilbert, Esq.

7 Nevada Bar No. 10593

8 7625 Dean Martin Drive, Suite 110

9 Las Vegas, Nevada 89139

10 *Attorney for SFR Investments Pool 1, LLC*

11 DATED this 12th day of July, 2018.

12 **LIPSON NEILSON P.C.**

13 /s/ David T. Ochoa, Es.

14 Kaleb D. Anderson, Esq.

15 Nevada Bar No. 7582

16 David T. Ochoa, Esq.

17 Nevada Bar No. 10414

18 9900 Covington Cross Drive, Suite 120

19 Las Vegas, NV 89144

20 *Attorneys for The Preserve Homeowners*
21 *Association*

DATED this 12th day of July, 2018.

WRIGHT, FINLAY, & ZAK, LLP

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Division of Wilmington Savings Fund Society,
FSB, not in its individual capacity but as
Trustee of ARLP Trust 3

ORDER

22 The settlement conference currently scheduled in this matter for July 19, 2018, shall be
23 continued in light of the upcoming multi-case mediation before Ann Julius, Circuit Mediator
24 with the Ninth Circuit Court of Appeals. Within seven days of the conclusion of that mediation,
25 the parties shall file a status report with this Court indicating what claims remain, if any, to be
26 litigated in this action. At that time, this Court will reschedule the settlement conference in this
27 matter if necessary.

IT IS SO ORDERED.

28 Dated this 13 day of July, 2018.


Gloria M. Navarro, Chief Judge
UNITED STATES DISTRICT COURT